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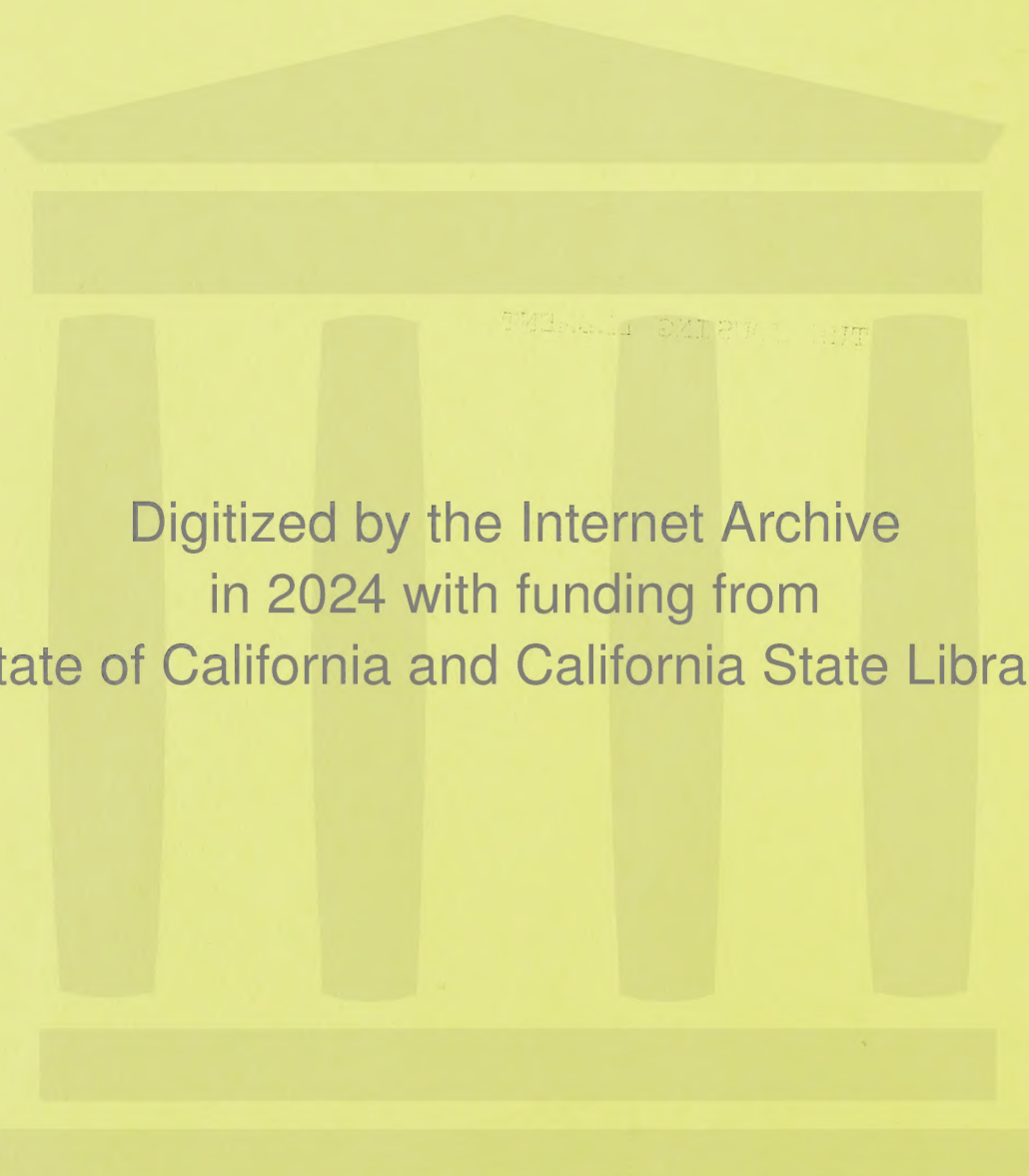
THE HOUSING ELEMENT

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Housing Surveys " "  
" " "



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### 1976 Housing Element

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Foreword. Among the nine General Plan Elements which are required by law the Housing Element is unique. In addition to being the work of a technical staff and two city agencies -- the Planning Commission and the City Council - it must also include the findings and policy determinations of a Citizens Committee. In addition, this element is the only one which must have the approval of a state agency, the Department of Housing and Community Development.

The format of other elements is decided largely by the technical staff. The Housing Element, however, must contain certain essential items of information which are included in a document Housing Element Guidelines issued by the Housing and Community Development Department.

Legal Basis. The requirement that each city adopt a Housing Element is contained in Sections 65302 and 65303 of the Government Code of California. These sections are as follows:

"§65302. The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements...

"(c) A Housing element, to be developed pursuant to regulations established under Section 41134 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provisions for the housing needs of all economic segments of the community.



"§65303 (h) A housing element consisting of standards and plans for the elimination of sub-standard dwelling conditions."

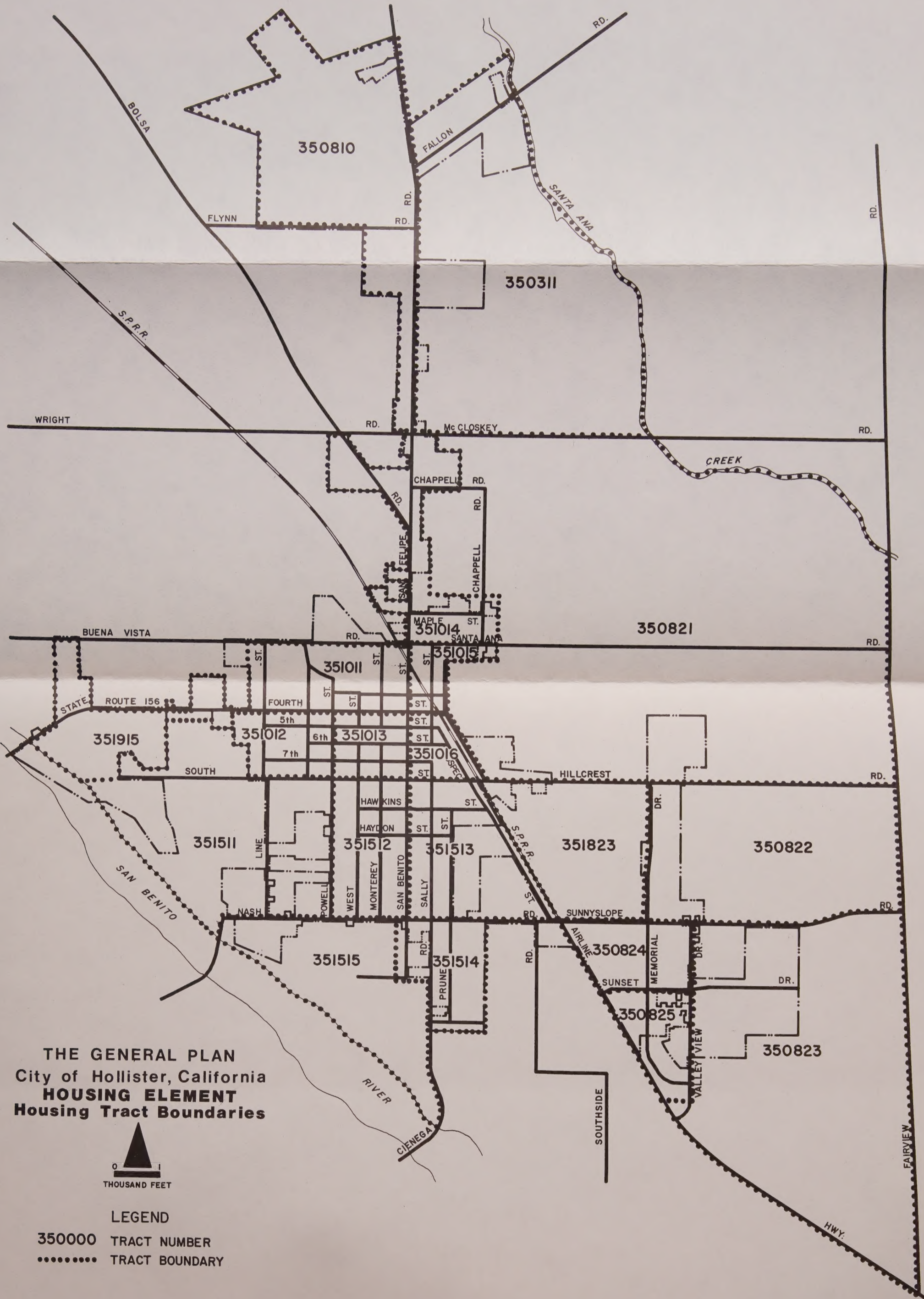
Guidelines. The Housing Element Guidelines were issued on June 17, 1971 and have remained the same to this date. They indicate that in metropolitan areas a regional approach should be taken to the Housing Element. While it is urged that housing needs and resources of the individual jurisdiction should be fairly inventoried, all of the work should be placed in the regional context. However, the Housing Department recognizes that in a small rural county such as San Benito a different situation exists. The Guidelines state:

"In metropolitan areas, i.e., where only one local jurisdiction covers the entire housing market, the individual city or county can prepare the Housing Element with little reference to larger area concerns. However in such instances, as in the case of the city where development is extending beyond its borders into the surrounding unincorporated or rural areas, the existing and projected larger market area should be considered."

This is precisely what has been done in the preparation of all of the Hollister General Plan Elements. Although urban development outside the city limits of Hollister is virtually nonexistent, the City Council chose a substantial area outside of the city boundaries as having potential for urbanization. This is referred to throughout the General Plan as the planning area as distinguished from the area inside the city limits. A map showing the city limits and the planning area is facing page 4 of the text preceding the Land Use Element of the General Plan.







In 1973 the County of San Benito adopted a Housing Element to its General Plan and this element has been coordinated with that.

Neighborhoods. During the summer of 1975 a detailed housing inventory of certain selected neighborhoods (called Housing Tracts) in the city was made by the City Planning Staff. Detailed results of this survey are shown in Appendix A. Each neighborhood was assigned a number based on a study which had been made during 1974 by the State Transportation Agency. However, the numbers are not, in all cases, exactly the same as those used by the state. The boundaries of the neighborhoods and the numbers assigned to them are shown on the map on the facing page.

Citizen Participation. In December 1975 the Hollister City Council appointed a Citizens Committee of 15 members to work with the staff in the preparation of the Housing Element. The committee held its first meeting on January 7, 1976 and elected E. M. "Slim" Swart, a retired Naval Officer, as its chairman and W. J. Tyler, a retired banker, as vice-chairman. Other members of the committee are: Carolyn Alvarez, housewife; Joe Andrade, Sr., retired; Kathryn Carpenter, college student; Margaret Corrales, teacher's aide; Marian Cruz, housewife; Kenneth Duran, operating engineer; Raul Gonzalez, barber; Johannah Hassler, housewife; Leonard Poletti, independent businessman; Mike Pulido, highway employee; Gary Sturgill, engineering aide; Henry Sumaya, truck driver; and David Talavera, barber.

The committee established three subcommittees as follows:

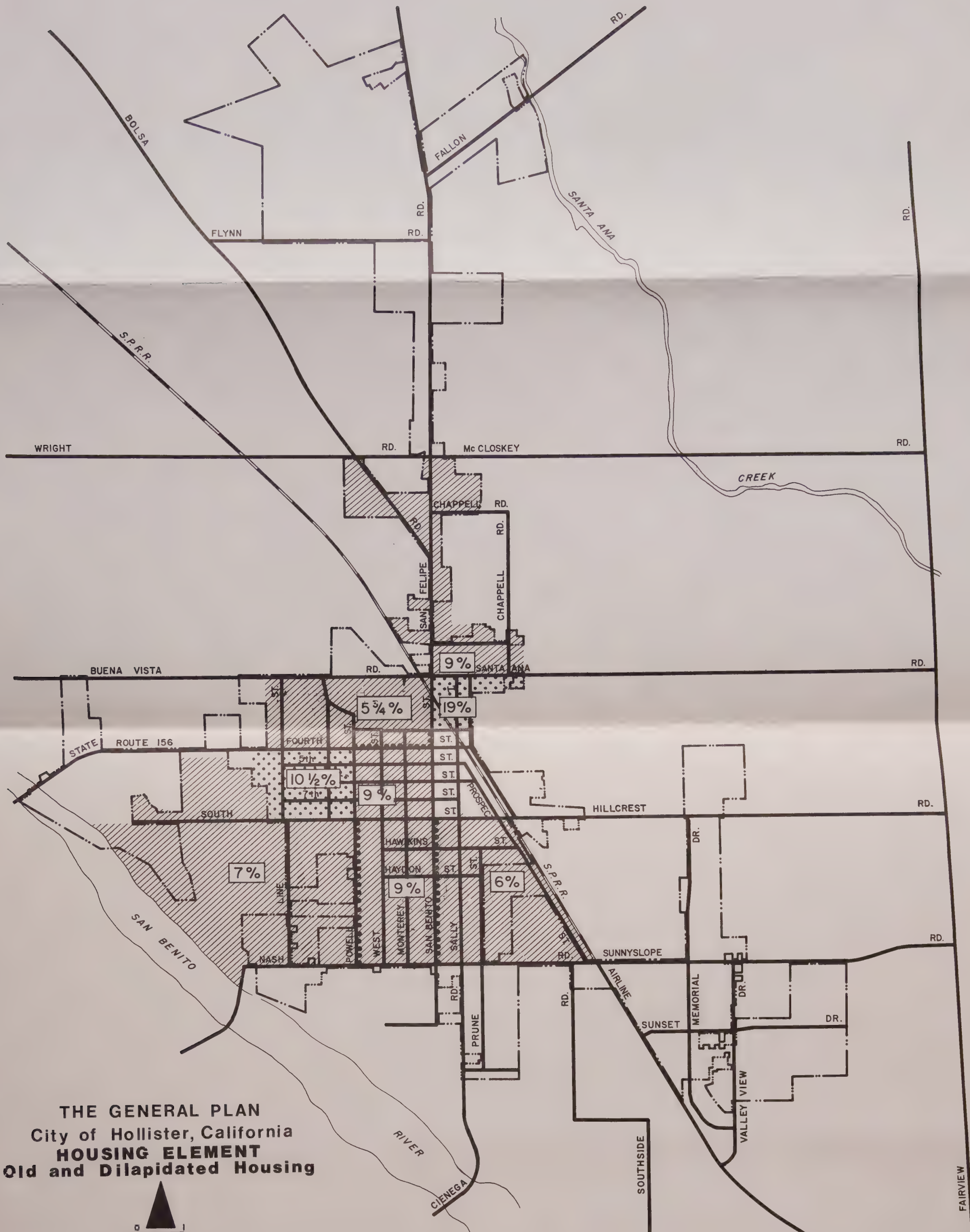
Land Availability and Finance Committee: Ken Duran, Leonard Poletti, Henry Sumaya and E. M. Swart.

Rehabilitation Committee: Johanna Hassler, Kathryn Carpenter, Marian Cruz, and Carolyn Alvarez.

Goals, Policies and Objectives Committee: Mike Pulido and David Talavera.










**THE GENERAL PLAN**  
City of Hollister, California  
**HOUSING ELEMENT**  
**Old and Dilapidated Housing**



**LEGEND**

-  BETWEEN 5% AND 10%
-  OVER 10%
-  PERCENTAGE AREA BOUNDARY

The committee completed its work in April, 1976 and the material which follows is its report.

#### HOLLISTER HOUSING INVENTORY

At the end of 1975 the City of Hollister had 3,114 housing units within the city limits. In 1970 there were 2,575 housing units. This figure represents a 21% increase in housing units over 1970 - an average of 4.2% per year. In 1975, single family residences represented 83.4% of the total of residential units.

For the years 1970-1971-1972, 346 new units were built, an average of 115 new units per year. For the years of 1973-1974-1975, only 193 new units were built, an average of 67 new units per year, almost a 50% decrease from the previous three years.

This decrease had two prime causes - depressed economic conditions and artificial building restrictions applied to the City by the Regional Water Quality Control Board. Economic factors are now improving and the requirements of the Water Quality Control Board will probably be met within the next year.

In the survey conducted in 1975 on a random sample basis, 38% of the total housing units were classified as "Recent and Adequate"; 56% were classed as "Old and Adequate"; and 6% were classed as "Old and Dilapidated". Of those classed as "Old and Dilapidated", most of them were located near the downtown and industrial section where 72% of the houses were so classified. Contrasted to this was the Sunnyslope District, Census Districts No. 350820.2-4-5, in which no units were so classified. Survey results were analyzed for the city as a whole and then for specific areas. For an explanation of the methodology and some of the results see Appendix C. (See Map on facing page)



The information gathered in the survey is summarized in five tables in Appendix A of this element. The information just quoted above is derived from Table 1. It should be remembered that these data are the result of a sampling procedure and are not comparable to U. S. Census data which are compiled from complete surveys. However, the information does present a realistic picture of conditions in the various neighborhoods.

Also note that in some cases the numbers in the table represent actual counts that were made, whereas in other cases they represent percentages.

Table 2 shows the number of people in various occupational categories together with average numbers for the neighborhood groupings. In the Sunnyslope area, for example, there was an average of 14 professional people in each of the three districts; in the Line Street area the average was 8; and in the Nash Road area it was 9. In the balance of the study area the average was 13.

Table 3, which indicates the percentage of children in the homes which were surveyed, shows that in the Nash Road area there is the lowest percentage of children per family, that is 38%. In the Sunnyslope area the figure is 40% and for Line Street, 42%. However in the larger grouping which is unnamed 51% of the members of the family are children.

Comparing these numbers with the housing figures we find that the 40% of the children who live in the Sunnyslope area are housed in 98% recent and adequate housing, 2.6% in old and adequate housing, and none in old and dilapidated.

In Line Street 8% of the children live in old and dilapidated housing; 7% in Nash Road, 6% in the balance of the area are in similar housing.



Table 4, which includes information on the place of employment of persons interviewed indicates fairly clearly that irrespective of the age or quality of housing in the neighborhoods in which the inhabitants live, there is little or no effect upon their places of employment.

It is also clear from the low percentages of persons who travel outside the county to other employment centers that the Hollister area is relatively isolated which effectively forces those who live there to find employment locally. This trend will probably accelerate in the future as travel costs rise because of declining energy resources.

This table also shows the ownership status and the average income of persons in the various neighborhoods. By referring to the Housing District Map, which is opposite page 4 the areas where the minimum income groups live can be clearly identified.

Table 5 is a summary of the data. It should be noted that in making the room counts in this particular survey, all of the rooms in the house were counted, whereas normally bathrooms and enclosed service porches would not be included. However in this survey they were counted. This accounts for what seem to be unusually large dwelling units.

For those who wish to make comparisons with the 1970 U. S. Census statistics, Appendix B has been included. Some of the material in this appendix was based on a full count of all persons in the area whereas certain other material was gathered by various percentages in a sampling method.

Studies undertaken by this committee show that virtually no vacancies exist in apartments located throughout Hollister. Rates vary for units from a low of \$75.00 to a high of \$190.00 per month (mid-1975).



## REHABILITATION COMMITTEE REPORT

An analysis of the Housing Survey made last summer (1975) reveals that while the classification of Old and Dilapidated applies to only five per cent of the available housing supply, the substandard units are located in more than 50% of the areas surveyed (8 out of 15) and that old and dilapidated units exist next door to, or as is more frequently the case, behind some of Hollister's finest homes. This causes general blight to spread through otherwise attractive neighborhoods.

To ensure against further deterioration of neighborhoods, as well as to provide urgently needed safe, decent housing, rehabilitation of existing housing would seem to be indicated. We have seen some activity along these lines on Fourth Street and on North Sally and Prospect.

The prime concern is adequate housing, but the preservation of our pleasant neighborhoods, our historic homes, and the conservation of our natural resources are also vital concerns which would be served. Also important would be additional jobs created through rehabilitation rather than tearing down and rebuilding, or simply allowing the blight to spread.

The State Legislature has endorsed rehabilitation as a means of providing better housing through many plans, notably revision of housing policies to simplify and make uniform rehabilitation codes.



## LAND AVAILABILITY AND FINANCING

Interviews with banking personnel reveal that several avenues of financing are available, with Government sponsored programs leading the list of those most acceptable.

Researching local financial institutions revealed that renovation financing is available for any area of the city, the criteria for a loan decision being based on the condition of the subject property, not the area. New home financing is available with a 20% down payment. However, programs such as F.H.A. financing are difficult to obtain because of the small development sizes encountered in Hollister.



1976 HOUSING ELEMENT



Cost. Housing cost can have a severe impact on family income. It is normally assumed that a family can spend 25% of its income on housing. This average is based upon the usual expenditure pattern of middle income residents.

There is a standard assumption to the effect that a family can afford to purchase a house valued at twice its annual income. New housing in the Hollister area is difficult to find at less than \$35,000 to \$40,000. This is for single family detached dwellings.

On this basis an examination of Table 4 in Appendix A shows that in only two of the housing districts which were surveyed in 1975 are there family incomes sufficient to meet the cost of new housing in Hollister.

However, the situation may not be as bad as it appears. Many families through careful control of their finances, long-term loans, and the use of government aids such as Veteran's loans and FHA guaranteed loans are able to buy housing at costs which are above those set by the rule of thumb standard.

In addition a growing segment of the population is turning to mobile homes as a solution to the housing problem. Modern technology combined with imaginative design and advanced zoning techniques can assure that mobile home parks will be a compatible land use with conventional residential uses.

Rentals also vary widely. This can also be seen by examining Table 4. In the Sunnyslope area the average appears to be around \$170 a month, whereas along Nash Road and in one of the other housing districts there are rentals for less than \$100 a month. In one district the rent averaged \$240 a month.



Rentals along the Line Street area average \$133 a month. The average income is about \$11,000 a year so that rental accounts for 14½% of the income. In the Sunnyslope area where the average rental is about \$170 a month and the income \$10,000 a year, rent amounts to 20.4% of the income.

In general families whose income was between \$6,000 and \$8,000 a year paid 17% of it for rent; those with \$8,000 to \$10,000, 13%; \$10,000 to \$12,000, 14.5%; and those with incomes between \$12,000 and \$20,000 paid 15%.

Future Housing Needs. As has been previously pointed out there were 3,114 dwelling units in Hollister at the end of 1975. The population of the city at that time was 8,575, indicating that the average dwelling unit was occupied by 2.75 people.

In the Land Use Element of the General Plan population projections are given for the years between 1975 and 2000. Using these projections and assuming that the number of people occupying each new unit will be unchanged for the remaining years of this century we can prepare the following table.

TABLE 1

Housing Units Projection

| <u>Years</u> | <u>Population</u> | <u>Persons per Unit</u> | <u>No. of Units</u> | <u>Units a year</u> |
|--------------|-------------------|-------------------------|---------------------|---------------------|
| 1975-80      | 9,400             | 2.75                    | 300                 | 75                  |
| 1980-90      | 11,250            | 2.75                    | 672                 | 67                  |
| 1990-2000    | 13,000            | 2.75                    | 637                 | 64                  |



It can be seen from the table that during the remaining four years of this decade 300 housing units will be needed to accommodate normal growth or 75 a year.

The population projections for the rest of the century indicate a slightly decreased rate of growth so that during the period between 1980 and 1990, 67 new units will be needed and for the remainder of the century, 64 units.

It must not be forgotten that 6% of the present units are old and dilapidated. These should be replaced as soon as possible with new units, since it is assumed that this 6% is beyond repair and rehabilitation is not feasible from an economic standpoint.

Six per cent of the 3114 housing units in Hollister is 187. If a program can be adopted which will result in phasing out these units over a four year period, 47 units a year must be added to the 75 needed for normal growth bringing the requirement for the years 1976 to 1980 to 121 units a year.

Objectives. The objectives of the Hollister Citizens Housing Element Advisory Committee are to establish community-wide housing goals, identify existing housing problems, determine obstacles to solution of housing problems, and endeavor to make adequate provisions for housing needs of all economic segments of the community.

The enclosed report reflects this attitude, and we encourage the adoption of its ideas which, we believe in the ultimate, will benefit Hollister, socially and economically.



## HOUSING GOALS AND POLICIES

In order to cope with the housing problems in the City of Hollister, the city will insure, promote and implement the following program of goals and policies:

### Specific Housing Goals:

1. Safe, sanitary, decent housing for all persons, regardless of age, income, race or ethnic background.
2. Optimum individual choice of tenure, housing type and location. This recommendation is not intended to discourage orderly growth of the community, but to encourage balance.
3. In order to have a more innovative approach to solving housing problems, the city adopt an ordinance for the criteria of Planned Unit Development.
4. The establishment, maintenance and enhancement of the character, quality and livability of residential areas. Such policy would include financing and counseling, however and whenever possible.
5. The encouragement of a full range of housing and employment opportunities, open space, and adequate transportation and community facilities throughout the city.
6. To help facilitate the operation of the housing market in a fair and open manner, for suppliers and consumers alike so as to increase the ability of persons and families to meet their housing needs in the housing market.



## HOUSING POLICIES TO IMPLEMENT GOALS

### 1. Policies on zoning and housing:

a. The city will not use zoning in ways which exclude persons on the basis of racial, economic, ethnic or age characteristics.

b. Zoning will be used to encourage variety and mix in housing types and will provide adequate sites for housing persons of all income levels with buffer zones between different types of homes.

2. Consideration of proposed new housing will include assessments of the impact upon local public services, utilities and schools, and the city shall discourage such developments as will overburden such services and utilities.

3. The city will strongly encourage redevelopment or rehabilitation of any substandard housing unit within its boundaries to current standards of safety, sanitation and neighborhood amenity.

4. The city should adopt a Uniform Housing Code.\*

### Statements of San Benito County Health Department:

a. Health Department inspections are made primarily upon the receipt of complaints from the public, usually renters.

b. The greatest amount of problems resulting in complaints stem from plumbing and electrical deficiencies.

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\*This recommendation is based on statements made by Bob Shinghai, Deputy Health Officer for San Benito County.



- c. Most repairs are costly and do result in an increase of rent or eviction of tenants.
- d. Most complaints are from outside the City Planning Area.
- e. The Health Department has a two-man inspection staff, making blanket housing inspections impractical.

5. A housing code enforcement program should be carried out when accompanied by adequate ancillary programs to insure that hardships are not imposed upon those people affected by the program.

6. The city policy will reflect the necessity of mixed housing of non-concentration and dispersal of assisted and low income housing.

7. The city will continually assess and review the housing needs of Hollister with input from individual citizen organizations and support programs and actions to insure fair and open housing.

8. Recommend formation and development of Housing Authority with the City of Hollister.

9. Recommend the emphasis and encouragement of additional multiple areas, as needed.

10. Multiple zoning in areas to be located in and around industrial areas to serve as buffer strips between the industrial complexes and residential reserves.

11. Zones to be established about the airport to restrict residential construction that would conflict with the airport industrial complex.



Housing Characteristics  
1975

|                                   | <u>Total<br/>Houses Surveyed</u> | <u>Recent &amp;<br/>Adequate</u> | <u>Old &amp;<br/>Adequate</u> | <u>Old &amp;<br/>Dilapidated</u> | <u>Years<br/>Hollister</u> | <u>Years in<br/>Home</u> |
|-----------------------------------|----------------------------------|----------------------------------|-------------------------------|----------------------------------|----------------------------|--------------------------|
| <u>Sunnyslope</u>                 |                                  |                                  |                               |                                  |                            |                          |
| 350823                            | 139                              | 128                              | 8                             | --                               | 14                         | 5                        |
| 350824                            | 27                               | 27                               | -                             | --                               | 16                         | 5                        |
| 350825                            | 44                               | 44                               | -                             | --                               | 12                         | 8                        |
| Percent                           |                                  | 98%                              | 2.6%                          | --                               |                            |                          |
| <u>Line Street</u>                |                                  |                                  |                               |                                  |                            |                          |
| 351011                            | 138                              | 1                                | 129                           | 8                                | 21                         | 12                       |
| 351012                            | 85                               | 8                                | 68                            | 9                                | 21                         | 11                       |
| 351511                            | 84                               | 42                               | 36                            | 6                                | 18                         | 17                       |
| Percent                           |                                  | 20%                              | 72%                           | 8%                               |                            |                          |
| <u>Nash</u>                       |                                  |                                  |                               |                                  |                            |                          |
| 351523                            | 148                              | 4                                | 131                           | 13                               | 18                         | 9                        |
| 351513                            | 131                              | 12                               | 111                           | 8                                | 13                         | 6                        |
| Percent                           |                                  | 6%                               | 87%                           | 7%                               |                            |                          |
| 350821                            | 52                               | 52                               | --                            | --                               | 8                          | 1                        |
| 351013                            | 66                               | --                               | 60                            | 6                                | 19                         | 10                       |
| 351014                            | 97                               | 15                               | 73                            | 9                                | 19                         | 8                        |
| 351015                            | 68                               | 4                                | 51                            | 13                               | 19                         | 10                       |
| 351514                            | 44                               | 33                               | 11                            | --                               | 18                         | 9                        |
| 351515                            | 10                               | 8                                | 2                             | --                               | 11                         | 8                        |
| 351915                            | 81                               | 81                               | --                            | --                               | 10                         | 2                        |
| Percent of Total<br>Planning Area |                                  | 38%                              | 56%                           | 6%                               |                            |                          |



Population Characteristics  
1975

|                    | <u>Agri.</u> | <u>Industry</u> | <u>Service</u> | <u>Business<br/>&amp; Prof.</u> | <u>Gov't</u> | <u>Retired</u> | <u>Welfare<br/>Disabil.</u> | <u>Skilled</u> | <u>Un-<br/>skilled</u> | <u>Prof.</u> |
|--------------------|--------------|-----------------|----------------|---------------------------------|--------------|----------------|-----------------------------|----------------|------------------------|--------------|
| <u>Sunnyslope</u>  |              |                 |                |                                 |              |                |                             |                |                        |              |
| 350823             | 7            | 34              | 30             | 5                               | 24           | 12             | 3                           | 50             | 34                     | 16           |
| 350824             | 14           | 36              | 36             | 7                               | 7            | 44             | -                           | 55             | 36                     | 9            |
| 350825             | 3            | 28              | 42             | 8                               | 19           | 16             | -                           | 44             | 39                     | 17           |
| Average            | 8            | 33              | 36             | 7                               | 17           | 24             | 1                           | 50             | 36                     | 14           |
| <u>Line Street</u> |              |                 |                |                                 |              |                |                             |                |                        |              |
| 351011             | 10           | 47              | 33             | 2                               | 8            | 30             | 6                           | 46             | 53                     | 1            |
| 351012             | 19           | 37              | 30             | 5                               | 12           | 35             | 11                          | 41             | 52                     | 7            |
| 351511             | 10           | 43              | 25             | 7                               | 15           | 20             | 6                           | 54             | 31                     | 15           |
| Average            | 13           | 42              | 29             | 5                               | 12           | 28             | 8                           | 47             | 45                     | 8            |
| <u>Nash</u>        |              |                 |                |                                 |              |                |                             |                |                        |              |
| 351512             | 10           | 43              | 33             | 2                               | 11           | 9              | 1                           | 37             | 52                     | 11           |
| 351513             | 10           | 53              | 25             | 3                               | 9            | 38             | 4                           | 25             | 68                     | 7            |
| Average            | 10           | 48              | 30             | 3                               | 10           | 24             | 3                           | 31             | 60                     | 9            |
| 350821             | 13           | 43              | 30             | 3                               | 13           | 4              | 15                          | 50             | 50                     | -            |
| 351013             | 23           | 26              | 41             | 3                               | 8            | 23             | 17                          | 36             | 51                     | 13           |
| 351014             | 23           | 44              | 30             | -                               | 3            | 21             | 6                           | 34             | 65                     | 1            |
| 351015             | 31           | 58              | 10             | -                               | -            | 21             | 9                           | 31             | 69                     | -            |
| 351514             | 6            | 31              | 31             | 25                              | 6            | 12             | -                           | 65             | 10                     | 26           |
| 351515             | 25           | 25              | 13             | 25                              | 13           | 20             | -                           | 75             | -                      | 25           |
| 351915             | 37           | 41              | 21             | -                               | -            | 4              | 5                           | 24             | 74                     | 1            |
| Average            | 23           | 38              | 25             | 8                               | 6            | 15             | 7                           | 45             | 46                     | 9            |



|                    | <u>Interviewed</u> | <u>Children</u><br>(Avg.) | <u>People</u><br>(Avg.) | <u>Handicapped</u><br>% | <u>Head of Family</u><br><u>Male</u><br>% | <u>Female</u><br>% |
|--------------------|--------------------|---------------------------|-------------------------|-------------------------|---|--------------------|
| <u>Sunnyslope</u>  |                    |                           |                         |                         |   |                    |
| 350823             | 139                | 1.9                       | 4                       | 4                       | 96  | 4                  |
| 350824             | 27                 | 1                         | 3                       | 7                       | 74  | 26                 |
| 350825             | 44                 | 1.4                       | 3                       | 7                       | 91  | 9                  |
| Average            |                    | 1.4                       | 3                       | 6                       | 87  | 13                 |
| <u>Line Street</u> |                    |                           |                         |                         |   |                    |
| 351011             | 138                | 1.7                       | 3.5                     | 13                      | 70  | 30                 |
| 351012             | 85                 | 1.3                       | 3.3                     | 12                      | 73  | 27                 |
| 351511             | 84                 | 1.4                       | 3.3                     | 10                      | 80  | 20                 |
| Average            |                    | 1.4                       | 3.3                     | 12                      | 74  | 26                 |
| <u>Nash</u>        |                    |                           |                         |                         |   |                    |
| 351512             | 148                | 1.4                       | 3                       | 8                       | 72  | 28                 |
| 351513             | 131                | 1                         | 3                       | 9                       | 73  | 24                 |
| Average            |                    | 1                         | 3                       | 9                       | 73  | 26                 |
| 350821             | 52                 | 2.4                       | 4.3                     | 8                       | 81  | 19                 |
| 351013             | 66                 | 1.5                       | 3.4                     | 17                      | 73  | 27                 |
| 351014             | 97                 | 1.8                       | 4                       | 4                       | 82  | 18                 |
| 351015             | 68                 | 2.5                       | 4                       | 10                      | 72  | 28                 |
| 351514             | 38                 | 1.2                       | 3                       | 11                      | 86  | 14                 |
| 351515             | 10                 | .2                        | 2                       | -                       | 80  | 20                 |
| 351915             | 81                 | 3.6                       | 6                       | 9                       | 89  | 11                 |
| Average            |                    | 1.9                       | 3.8                     | 8                       | 80  | 20                 |



|                    | Total<br>People | Number of Children in the Home<br>1975 |               |               |               |               |               | Total<br>Children |
|--------------------|-----------------|--|---------------|---------------|---------------|---------------|---------------|-------------------|
|                    |                 | <u>1</u><br>%                          | <u>2</u><br>% | <u>3</u><br>% | <u>4</u><br>% | <u>5</u><br>% | <u>6</u><br>% |                   |
| <u>Sunnyslope</u>  |                 |  |               |               |               |               |               |                   |
| 350823             | 546             | 11                                     | 11            | 14            | 11            | 46            | 14            | 193               |
| 350824             | 73              | 14                                     | 7             | 12            | 1             | 41            | 25            | 25                |
| 350825             | 144             | 9                                      | 4             | 9             | 17            | 50            | 11            | 56                |
| Average            |                 | 11                                     | 7             | 12            | 10            | 46            | 17            |                   |
| <u>Line Street</u> |                 |  |               |               |               |               |               |                   |
| 351011             | 486             | 12                                     | 7             | 13            | 12            | 39            | 17            | 213               |
| 351012             | 275             | 13                                     | 8             | 8             | 12            | 41            | 19            | 110               |
| 351511             | 277             | 9                                      | 4             | 10            | 18            | 48            | 11            | 114               |
| Average            |                 | 11                                     | 6             | 10            | 14            | 43            | 16            |                   |
| <u>Nash</u>        |                 |  |               |               |               |               |               |                   |
| 351512             | 477             | 12                                     | 5             | 13            | 10            | 46            | 14            | 193               |
| 351513             | 407             | 9                                      | 7             | 9             | 11            | 43            | 21            | 143               |
| Average            |                 | 11                                     | 6             | 11            | 11            | 45            | 18            |                   |
| 350821             | 230             | 21                                     | 15            | 12            | 7             | 41            | 3             | 128               |
| 351013             | 229             | 15                                     | 10            | 10            | 10            | 38            | 18            | 102               |
| 351014             | 373             | 9                                      | 10            | 16            | 12            | 44            | 10            | 172               |
| 351015             | 311             | 15                                     | 7             | 14            | 15            | 40            | 9             | 159               |
| 351514             | 126             | 8                                      | 2             | 14            | 12            | 51            | 13            | 45                |
| 351515             | 19              | 5                                      | -             | -             | 5             | 68            | 21            | 2                 |
| 351915             | 461             | 14                                     | 15            | 19            | 13            | 38            | 2             | 277               |
| Average            |                 | 12                                     | 7             | 12            | 11            | 45            | 13            |                   |
| Total              | 4,434           |  |               |               |               |               |               | 1,996             |



Table 4  
Place of Employment - Ownership Status - Income  
1975

|                    | <u>San<br/>Benito</u><br>% | <u>Santa<br/>Clara</u><br>% | <u>County<br/>Mont-<br/>erey</u><br>% | <u>Santa<br/>Cruz</u><br>% | <u>Other</u><br>% | <u>Rent<br/>Average</u> | <u>Rent/Own</u><br>%    % |    | <u>Income<br/>Average</u> |
|--------------------|----------------------------|-----------------------------|---------------------------------------|----------------------------|-------------------|-------------------------|---------------------------|----|---------------------------|
| <u>Sunnyslope</u>  |                            |                             |                                       |                            |                   |                         |                           |    |                           |
| 350823             | 85                         | 5                           | 8                                     | 1                          | 1                 | 176                     | 6                         | 94 | 14-15,999                 |
| 350824             | 81                         | -                           | 18                                    | -                          | -                 | 160                     | 38                        | 62 | 16-19,999                 |
| 350825             | 84                         | 3                           | 5                                     | 3                          | 5                 | 175                     | 25                        | 75 | 14-15,999                 |
| Average            | 83                         | 3                           | 10                                    | 1                          | 2                 | 170                     | 23                        | 77 | 14-15,999                 |
| <u>Line Street</u> |                            |                             |                                       |                            |                   |                         |                           |    |                           |
| 351011             | 84                         | 6                           | 9                                     | -                          | 1                 | 107                     | 32                        | 68 | 10-11,999                 |
| 351012             | 88                         | 8                           | 5                                     | -                          | -                 | 114                     | 30                        | 70 | 8- 9,999                  |
| 351511             | 77                         | 10                          | 10                                    | -                          | 4                 | 179                     | 31                        | 69 | 12-13,999                 |
| Average            | 83                         | 8                           | 8                                     | -                          | 2                 | 133                     | 31                        | 69 | 10-11,999                 |
| <u>Nash</u>        |                            |                             |                                       |                            |                   |                         |                           |    |                           |
| 351512             | 89                         | 7                           | 4                                     | -                          | -                 | 115                     | 44                        | 56 | 10-11,999                 |
| 351513             | 85                         | 9                           | 1                                     | 3                          | 1                 | 99                      | 34                        | 66 | 10-11,999                 |
| Average            | 87                         | 8                           | 3                                     | 2                          | 1                 | 107                     | 39                        | 61 | 10-11,999                 |
| 350821             | 82                         | 3                           | 6                                     | 6                          | 3                 | 140                     | 100                       | -  | 6- 7,999                  |
| 351013             | 87                         | -                           | 10                                    | -                          | 3                 | 114                     | 57                        | 43 | 10-11,999                 |
| 351014             | 86                         | 7                           | 6                                     | -                          | 1                 | 102                     | 39                        | 61 | 8- 9,999                  |
| 351015             | 92                         | 6                           | 2                                     | -                          | -                 | 106                     | 31                        | 69 | 6- 7,999                  |
| 351514             | 90                         | 10                          | -                                     | -                          | -                 | 240                     | 5                         | 95 | 16-19,999                 |
| 351515             | 88                         | -                           | -                                     | 13                         | -                 | 183                     | 80                        | 20 | 14-15,999                 |
| 351915             | 78                         | 16                          | 5                                     | -                          | -                 | 75                      | 4                         | 96 | 6- 7,999                  |
| Average            | 86                         | 6                           | 4                                     | 3                          | 1                 | 137                     | 45                        | 55 | 9-11,999                  |



Table 5  
Summary - 1975

|                    | <u>Interviews</u> | <u>Total<br/>People</u> | <u>People<br/>per<br/>House</u> | <u>Rooms<br/>per<br/>Home</u> | <u>Bedrooms</u> | <u>Young<br/>People</u> |
|--------------------|-------------------|-------------------------|---------------------------------|-------------------------------|-----------------|-------------------------|
| <u>Sunnyslope</u>  |                   |                         |                                 |                               |                 |                         |
| 350823             | 139               | 546                     | 3.9                             | 8                             | 3               | 1.8                     |
| 350824             | 27                | 73                      | 2.7                             | 7                             | 2.8             | .9                      |
| 350825             | 44                | 144                     | 3.2                             | 8                             | 2.8             | 1.2                     |
| Average            |                   |                         | 3.2                             | 8                             | 2.8             | 1.3                     |
| <u>Line Street</u> |                   |                         |                                 |                               |                 |                         |
| 351011             | 138               | 486                     | 3.5                             | 6                             | 2.5             | 1.5                     |
| 351012             | 85                | 275                     | 3.2                             | 6                             | 2.4             | 1.3                     |
| 351511             | 84                | 277                     | 3.2                             | 6                             | 2.5             | 1.3                     |
| Average            |                   |                         | 3.3                             | 6                             | 2.5             | 1.4                     |
| <u>Nash</u>        |                   |                         |                                 |                               |                 |                         |
| 351512             | 148               | 477                     | 3.2                             | 6                             | 2               | 1.3                     |
| 351513             | 131               | 407                     | 3.1                             | 6                             | 2.5             | 1                       |
| Average            |                   |                         | 3.2                             | 6                             | 2               | 1                       |
| 350821             | 52                | 230                     | 4.3                             | 6                             | 2.3             | 2.4                     |
| 351013             | 66                | 229                     | 3.4                             | 7                             | 2.2             | 1.5                     |
| 351014             | 97                | 373                     | 4                               | 6                             | 2               | 1.8                     |
| 351015             | 68                | 311                     | 4                               | 6                             | 2.5             | 2.5                     |
| 351514             | 38                | 126                     | 3                               | 8                             | 3               | 1.2                     |
| 351515             | 10                | 19                      | 2                               | 6                             | 2               | .2                      |
| 351915             | 81                | 461                     | 6                               | 7                             | 3               | 3.6                     |
| Total              | 1,208             | 4,434                   |                                 |                               |                 |                         |
| Average            |                   |                         | 3.8                             | 7                             | 2.4             | 1.9                     |



# APPENDIX B

## Population Characteristics 1970

Table 1

### Income of Families and Unrelated Individuals

|                   | <u>Hollister</u> | <u>Planning Area</u><br>( <u>includes city</u> ) |
|-------------------|------------------|--|
| All families      | 1,820            | 2,548  |
| Less than \$1,000 | 27               | 38   |
| \$1,000 - 1,999   | 37               | 52   |
| 2,000 - 2,999     | 79               | 111  |
| 3,000 - 3,999     | 108              | 151  |
| 4,000 - 4,999     | 97               | 136  |
| 5,000 - 5,999     | 143              | 200  |
| 6,000 - 6,999     | 169              | 237  |
| 7,000 - 7,999     | 144              | 202  |
| 8,000 - 8,999     | 89               | 125  |
| 9,000 - 9,999     | 120              | 168  |
| 10,000 - 11,999   | 217              | 304  |
| 12,000 - 14,999   | 241              | 337  |
| 15,000 - 24,999   | 288              | 403  |
| 25,000 - 49,999   | 50               | 70   |
| 50,000 and over   | 11               | 15   |
| Median Income     | \$ 9,142         | \$ 8,939   |
| Mean Income       | 10,667           | 10,331   |



## APPENDIX B

Table 1  
(cont'd)

| Type of Income All Families    | <u>Hollister</u> | <u>County</u> |
|--------------------------------|------------------|---------------|
| All Families                   | 1,820            | 4,373         |
| Wage-Salary                    | 1,574            | 3,759         |
| Mean Income                    | \$8,776          | \$8,600       |
| Nonfarm Self Employment        | 181              | 495           |
| Mean Income                    | \$14,905         | \$10,368      |
| Farm, Self Employment          | 94               | 467           |
| Mean Income                    | -                | \$4,406       |
| Social Security                | 389              | 884           |
| Mean Income                    | \$1,681          | \$1,533       |
| Public Assistance              | 189              | 373           |
| Mean Income                    | \$1,832          | \$1,585       |
| Other Income                   | 716              | 1,517         |
| Mean Income                    | \$2,206          | \$2,487       |
| Income Less than Poverty Level |                  |               |
| Families                       | 151              | 470           |
| % of Families                  | 8.3              | 10.7          |
| Mean Income Deficit            | \$992            | \$1,286       |
| Families with Female Head      | 60               | 137           |
| Unrelated Individuals          | 248              | 789           |
| %                              | 31.8             | 34.9          |
| Mean Income Deficit            | \$851            | \$1,059       |
| Persons                        | 770              | 2,456         |
| %                              | 10.2             | 13.6          |



## APPENDIX B

Table 1  
(cont'd)

|                              | <u>Hollister</u> | <u>County</u> |
|------------------------------|------------------|---------------|
| Related children under 18    | 224              | 1,021         |
| % living with both parents   | 49.1             | 62.7          |
| Families with Female Head    | 215              | 401           |
| Mean Income                  | \$6,304          | \$5,774       |
| All families and unrelated   |                  |               |
| Individuals                  | 2,601            | 5,774         |
| Median Income                | \$6,832          | \$7,334       |
| Mean Income                  | \$8,618          | \$8,754       |
| All Unrelated Individuals    | 781              | 1,401         |
| Median Income                | \$2,574          | \$2,617       |
| Mean Income                  | \$3,844          | \$3,834       |
| Female Unrelated Individuals | 470              | 751           |
| Mean Income                  | \$3,071          | \$3,272       |
| Per Capita Income of Persons | \$2,950          | \$2,782       |

Source: U. S. Bureau of the Census

Family Composition. Table 2, which follows, shows the composition of families within the city and planning area.



# APPENDIX B

Table 2  
Family Composition  
1970

|                                   | <u>Hollister</u> | <u>Planning Area</u><br><u>(includes city)</u> |
|-----------------------------------|------------------|--|
| Relationship to Head of Household |                  |  |
| All Persons                       | 7,663            | 10,728   |
| In Households                     | 7,573            | 10,588   |
| Head                              | 2,474            | 3,464  |
| Primary Individual                | 623              | 872  |
| Wife of Head                      | 1,580            | 2,212  |
| Other Relative of Head            | 3,425            | 4,795  |
| Not Related to Head               | 94               | 132  |
| In Group Quarters                 | 90               | 126  |
| Inmate of Institution             | 74               | 104  |
| Other                             | 16               | 22   |
| Relationship of Persons under 18  |                  |  |
| Persons - under 18                | 2,683            | 3,756  |
| Head or wife of Head              | 10               | 14   |
| Own child of Head                 | 2,520            | 3,528  |
| In husband-wife family            | 2,219            | 3,107  |
| In families with Female Head      | 278              | 389  |
| Other Relative of Head            | 135              | 189  |
| Other                             | 18               | 25   |



Table 2  
(cont'd)

|  | <u>Hollister</u> | <u>Planning Area</u><br>(includes city) |
|--|------------------|---|
| Relationship of Persons 65 years or over |                  |   |
| Persons 65 and over                      | 948              | 1,327                                   |
| Head of Family                           | 303              | 424                                     |
| Wife of Head                             | 162              | 227                                     |
| Other Family Member                      | 80               | 112                                     |
| Primary Individual                       | 336              | 470                                     |
| Not Related to Head (in household)       | 12               | 17                                      |
| In Group Quarters                        | 55               | 77                                      |
| Inmate of Institution                    | 53               | 74                                      |
| Other                                    | 2                | 3                                       |

Source: U. S. Bureau of the Census

Race. Racial characteristics are as follows:

| Table 3                |             |               |             |               |
|------------------------|-------------|---------------|-------------|---------------|
| Racial Characteristics |             |               |             |               |
| 1970                   |             |               |             |               |
| Hollister              |             |               |             |               |
| <u>Race</u>            | <u>Male</u> | <u>Female</u> | <u>Male</u> | <u>Female</u> |
| Total                  | 3,648       | 4,015         | 5,107       | 5,621         |
| White                  | 3,510       | 3,884         | 4,914       | 5,438         |
| Negro                  | 11          | 5             | 15          | 7             |
| Indian                 | 6           | 7             | 8           | 10            |
| Japanese               | 1           | 1             | 1           | 1             |
| Chinese                | 18          | 9             | 25          | 13            |
| Filipino               | 21          | 15            | 29          | 21            |
| Other                  | 81          | 94            | 113         | 132           |

Source: U. S. Bureau of the Census



# APPENDIX B

Table 4

## Place of Birth 1970

|                                     |       |
|-------------------------------------|-------|
| Total Population                    | 7,663 |
| Foreign born                        | 1,239 |
| Native                              | 6,424 |
| Born in state of residence          | 4,148 |
| Born in different state             | 1,861 |
| Northeast                           | 171   |
| North Central                       | 602   |
| South                               | 704   |
| West                                | 384   |
| Born abroad, at sea, etc.           | 100   |
| State of birth not reported         | 315   |
| Residence in 1965                   |       |
| Total population 5 yrs. and over    | 6,941 |
| Same house                          | 3,010 |
| Different house                     | 3,406 |
| Same Country                        | 2,160 |
| Different Country                   | 1,246 |
| Same State                          | 1,023 |
| Different State                     | 223   |
| Northeast                           | 39    |
| North Central                       | 13    |
| South                               | 126   |
| West                                | 45    |
| Abroad                              | 260   |
| Moved - 1965 Residence not reported | 265   |

Source: U. S. Bureau of the Census



# APPENDIX B

Table 5

Age  
1970

|                  | <u>Male</u> | <u>Female</u>          |
|------------------|-------------|------------------------|
| Male, all ages   | 3,648       | Female, all ages 4,015 |
| Under 5          | 348         | 374                    |
| 5 - 9            | 385         | 394                    |
| 10 - 14          | 383         | 362                    |
| 15 - 19          | 336         | 370                    |
| 20 - 24          | 243         | 314                    |
| 25 - 29          | 232         | 247                    |
| 30 - 34          | 224         | 196                    |
| 35 - 39          | 212         | 204                    |
| 40 - 44          | 187         | 219                    |
| 45 - 49          | 201         | 234                    |
| 50 - 54          | 202         | 180                    |
| 55 - 59          | 175         | 192                    |
| 60 - 64          | 129         | 172                    |
| 65 - 69          | 155         | 180                    |
| 70 - 74          | 89          | 123                    |
| 75 and over      | 147         | 254                    |
| Under 18         | 1,317       | 1,366                  |
| 21 yrs. and over | 2,143       | 2,448                  |
| 65 and over      | 391         | 557                    |
| Median Age       | 27.8        | 28.9                   |

Source: U. S. Bureau of the Census



## APPENDIX B

Table 6  
Employment Status  
1970

|                                 | <u>Male</u> | <u>Female</u> |
|---------------------------------|-------------|---------------|
| 16 and over                     | 2,443       | 2,784         |
| Labor Force                     | 1,921       | 1,314         |
| % of total                      | 78.6        | 47.2          |
| Civilian Labor Force            | 1,921       | 1,314         |
| Employed                        | 1,746       | 1,054         |
| Unemployed                      | 175         | 260           |
| % of Civilian Labor Force       | 9.1         | 19.8          |
| Not in Labor Force              | 522         | 1,470         |
| Under 65                        | 240         | 966           |
| 65 and over                     | 282         | 504           |
| 14 and 15 year olds             | 157         | 178           |
| Labor Force                     | 53          | 21            |
| 16 - 21 yr. olds                | 375         |               |
| Not enrolled in school          | 135         |               |
| Not High School Graduate        | 90          |               |
| Unemployed - not in Labor Force | 37          |               |
| Worked in 1969                  | 2,088       | 1,567         |
| 50 - 52 weeks                   | 1,235       | 516           |
| 27 - 49 weeks                   | 459         | 345           |
| 26 or less                      | 394         | 706           |



## APPENDIX B

Table 6  
(cont'd)

|                                     | <u>Total</u> | <u>Female</u> |
|-------------------------------------|--------------|---------------|
| Occupation of Workers               |              |               |
| Total employed 16 yrs. and over     | 2,800        | 1,054         |
| Professional, Technical and kindred | 328          | 145           |
| Health                              | 26           | 5             |
| Teachers, elementary and secondary  | 152          | 101           |
| Managers and Administrators         | 143          | 31            |
| Salaried                            | 112          |               |
| Self-employed in retail trade       | 10           |               |
| Sales Workers                       | 188          | 74            |
| Retail                              | 118          |               |
| Clerical and kindred                | 405          | 312           |
| Craftsmen, foremen and kindred      | 376          |               |
| Mechanics, Repairmen                | 110          |               |
| Construction Craftsmen              | 77           |               |
| Operatives - except transportation  | 376          | 172           |
| Manufacturing                       | 240          |               |
| Nonmanufacturing                    | 136          |               |
| Transportation Equipment Operator   | 143          |               |
| Laborers                            | 152          |               |
| Farmers and Farm Managers           | 51           |               |
| Service Workers (except private)    | 320          | 204           |
| Cleaning and food service           | 167          |               |
| Protective service                  | 26           |               |
| Personal and Health                 | 116          |               |
| Private Household Workers           | 57           | 57            |



# APPENDIX B

Table 6  
(cont'd)

|   |       |
|---|-------|
| Industry of Employed                            |       |
| Total employed, 16 yrs. and over                | 2,800 |
| Construction                                    | 95    |
| Manufacturing                                   | 663   |
| Durable Goods                                   | 213   |
| Transportation                                  | 63    |
| Communication, Public Utilities                 | 64    |
| Wholesale, Retail Trade                         | 587   |
| Finance, Insurance, Business and Service Repair | 186   |
| Public Administration                           | 110   |
| Professional and Related Services               | 493   |
| Educational Services                            | 271   |
| Other Industries                                | 539   |
| Female  |       |
| Secretaries, stenos, typists                    | 68    |
| Manufacturing - nondurable                      | 72    |
| Other   | 59    |



## APPENDIX B

Table 6  
(cont'd)

|                                    |       |
|------------------------------------|-------|
| Class of Workers                   |       |
| Total Employed - 16 years and over | 2,800 |
| Private Wage and Salary Workers    | 2,097 |
| Government Workers                 | 458   |
| Local Government Workers           | 375   |
| Self-employed Workers              | 229   |
| Unpaid Family Workers              | 16    |

Source: U. S. Bureau of the Census

Table 7

Number of School Years Completed  
1970

|                               |       |
|-------------------------------|-------|
| Total, 25 yrs. old and over   | 4,153 |
| No School Years Completed     | 183   |
| Elementary - 1 to 4 yrs.      | 493   |
| - 5 to 7 yrs.                 | 524   |
| - 8 years                     | 479   |
| High School - 1 to 3 yrs.     | 695   |
| - 4 years                     | 934   |
| College - 1 to 3 yrs.         | 520   |
| - 4 yrs. or more              | 325   |
| Median School Years Completed | 10.7  |



## APPENDIX C

### Housing Survey Methodology

The Housing Development Survey done in 1975 was designed to identify substandard units and those parts of Hollister which need the most housing assistance.

The survey was conducted day to day through the noon hour and after regular work hours. The first portion of it consisted of sampling of areas in all parts of Hollister with the result that 57% of the people surveyed were anglo saxons and only 38% had Spanish surnames. Since it is known that over half of the Hollister population have Spanish surnames certain selected districts where it was expected that housing assistance might be needed were analyzed separately. These districts constituted about 50% of the total within the city.

Comparing conditions of housing, there was 51% less of recent and adequate housing in the second survey and 22% more of old and dilapidated. (Old and dilapidated is defined as unsound housing and is identified as having shaky or unsafe porch, steps or railings; several broken or missing windows and screens; holes, open cracks; rotted, loose, missing materials.) The number of houses without plumbing more than doubled in the second survey. The second survey turned up 15% more handicapped than the first.

Considering employment, the second survey has a 24% decrease of people employed in agriculture and a 13% increase in industry workers over the first survey. 9% more of the people were retired (14.8% of the town's population are senior citizens) and 19% more were on welfare/disability (9% of the population). 16% more of the people were unskilled and there was half the number of professionals in the second survey.



## APPENDIX C

The average income went down one whole step in the second survey. The overall average income was bracketed between \$10 - \$11,999, the second group's decreased to \$8 - \$9,999; a 17% decrease. Only 40% of the people responding answered that particular question. In comparing our income results with those of the Department of Labor (DOL) for 1969, taking into account the rising rate of inflation, our 1975 figures are in proportion to their figures. The overall survey went along with the DOL's results for total population's income and our second survey having approximately 50% Spanish surname was in proportion to the DOL's results for the Spanish-American population.

On looking at the overall survey by itself, the senior citizen population appears at 15%, a little above average statistics. Minors make up a large part of the population - 43%.

According to our standards, overcrowding appears in three of the divisions and is defined as having 1.01 and above persons per room. The three are Villa Hermosa, Hollister Plaza, and a downtown section.

The overall survey showed Villa Hermosa with the lowest rent of \$75, but this district is mainly owner occupied - 96%. The Hollister Plaza district is 100% rental and the southwesterly section (where Nash Road falls between Powell Street and the gravel site) also has a high renter occupancy, 80%. The overall picture of renter/owner shows 63% of homes occupied were by owners.

The average length of time lived in Hollister is 16 years per household head and the average time spent in the present home is 7 years, showing a stable population.



## APPENDIX C

The number of new houses being built is steadily going down. Excluding the big new project put in all at once (Villa Hermosa, Mesa Court) 43 single family units were built in 1960, 68 in 1971, 61 in 1972, 1973 showed 35 built, 36 in 1974 and 24 in 1975. The low amount in 1975 is partly due to the Water Quality Control Board moratorium and to rising costs.

The survey turned up 20% of the household heads as women. This would be related to the fact that women live longer than men and we do have a generous amount of senior citizens. Hollister has a low divorce rate, so it must be mainly widows.



APPROVAL

I hereby certify that the attached General Plan Element for the City of Hollister, California was duly and regularly approved by Resolution No. 76-18 of the Planning Commission of the City of Hollister on the 23rd day of December, 1976.

s/ Larry Nicholson  
Chairman of the Planning Commission  
of the City of Hollister

ATTEST:

s/ Thomas E. Barry  
Secretary of the Planning Commission  
of the City of Hollister

ADOPTION

I hereby certify that the attached General Plan Element for the City of Hollister, California was duly and regularly adopted by Resolution No. 77-12 of the City Council of the City of Hollister on the 17th day of January, 1977.

s/ Alfred Ledford  
Mayor of the City of Hollister

ATTEST:

s/ Frank D. Felice  
Clerk of the City of Hollister

APPROVAL

I hereby certify that the attached General Plan  
Element for the City of Holliston, California was duly  
and regularly approved by resolution No. 18-15 of the  
Planning Commission of the City of Holliston on the  
11th day of December, 1977.

Attest:  
Commissioner of the Planning Commission  
of the City of Holliston

1977

By Thomas G. Feltz  
Secretary of the Planning Commission  
of the City of Holliston

APPROVAL

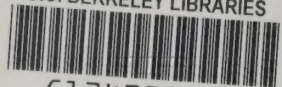
I hereby certify that the attached General Plan  
Element for the City of Holliston, California was duly  
and regularly approved by resolution No. 18-15 of the  
City Council of the City of Holliston on the 11th day  
of December, 1977.

Attest:  
Mayor of the City of Holliston

1977

Attest: Dr. Robert L. Feltz  
Mayor of the City of Holliston

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